

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

October 14, 2015

The meeting was called to order at 4:02 p.m. by Chair Barbara Thomas at 3600 Constitution Blvd., West Valley City, Utah.

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Brent Fuller, Jack Matheson, Clover Meaders, Barbara Thomas, and Latai Tupou

ABSENT

Martell Winters and Harold Woodruff

WEST VALLEY CITY PLANNING DIVISION STAFF

Brock Anderson, Jody Knapp, Steve Lehman, Steve Pastorik, and Brenda Turnblom

ATTORNEY

Brandon Hill

AUDIENCE

Approximately four (4) people were in the audience

ZONE TEXT CHANGE APPLICATIONS

ZT-4-2015

West Valley City

Amending Section 7-5-101 to allow zone change applications to the RM, R-1-7, R-1-8, R-1-10 and R-1-12 Zones in certain circumstances

In July of this year, the City Council adopted ordinance #15-27 which, among other changes, limited future zone change applications to the A-2, A-1, A, RE, C-1, C-2, C-3, BRP, MXD, CC and M Zones. To provide some flexibility to this restriction, the Council directed staff to prepare an ordinance that would allow rezones to the RM Zone under certain conditions and to allow lots smaller than 15,000 sq. ft. on infill parcels less than 2 acres in area.

A copy of the proposed amendments is included with this report.

One of the conditions required to apply for the RM Zone is frontage on a street with a planned right-of-way width of at least 80' as indicated on the Major Street Plan or adjacency to existing multi-family residential development on two sides. For reference, a copy of the adopted Major Street Plan is included with this report. Also included is a copy of the proposed Major Street Plan the Planning Commission will consider later this month as part of the General Plan update.

The purpose behind the requirement to have frontage on a major street is that the General Plan directs density to major streets where transit service is available. For reference, a copy of UTA's Salt Lake County Transit System Map is included.

During the study session the Planning Commission discussed the possibly of amending item 4b to increase the minimum right-of-way width and to make item 5 less restrictive. Staff alternative 2 below offers these revisions as an option.

Staff Alternatives:

1. Approval of the ordinance amendment as written.
2. Approval of the ordinance amendment subject to the following revisions:
 - a. The minimum right-of-way width in item 4b is increased to 100'.
 - b. The last sentence of item 5 is deleted.
3. Continuance, for reasons determined during the public hearing.
4. Denial.

Discussion:

Commissioner Thomas asked what RM means. Steve Pastorik explained RM is for multi-family development. This includes townhomes, condos, apartments, or any type of attached housing. Commissioner Thomas asked for an example of an 80 foot road. Steve Pastorik said an 80 foot right of way is typically five lines, two lanes in each direction with a left turn median and no room for a shoulder.

Motion: Commissioner Meaders moved to approve ZT-4-2015 as written.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Chairman Thomas	Yes
Commissioner Tupou	Yes

Unanimous - ZT-4-2015 - Approved

ZT-5-2015

West Valley City

Amending various sections of the Sign Code

In June of this year, the U.S. Supreme Court rendered a decision in the *Reed v. Town of Gilbert* case that has implications for municipal sign regulations. In summary, the court held that a sign code cannot contain content-based regulations without passing strict scrutiny. Passing strict scrutiny means the regulations must further a compelling governmental interest and the regulations are narrowly tailored to that end. Following the U.S. Supreme Court's decision in *Reed v. Town of Gilbert*, staff reviewed the City's Sign Code and found several areas where changes are recommended.

After consulting with the City's Legal Department, staff is still including commercial and non-commercial distinctions in the Sign Code. This means that commercial signs with business names, business/product logos, etc. can be regulated differently from non-commercial signs with political, religious or other ideological messages.

In an effort to summarize the proposed revisions, staff prepared a table entitled "Summary of Sign Types and Regulations" that is included in this report. The top half of the table lists current code requirements for sign types where staff is recommending changes. The bottom half of the table summarizes the proposed changes to the sign types and regulations. In several instances, sign types are given new titles and definitions to clarify the City's intent to regulate signage without regulating content.

There are three types of changes proposed in this application. The first group of changes amends the definitions of various sign types to make it clear that the City's intent is to regulate and define signage without reference to content. One example is the proposed change to the definition of a "name plate sign". The change makes it clear that the City is uninterested in the specific content of the sign and wants to regulate only the number, size, and placement of the sign, which is now called a "plate sign".

The second type of change is cleaning up items where existing language needs clarification or where inconsistencies need correction. The third type of change introduces new standards necessary to regulate renamed sign types. For example, the proposal renames "service signs" as "permanent entry signs" and limits the size and placement of those signs.

Overall, the objective of the proposed revisions is to make it clear that the City's sign ordinance is consistent with the decision in *Gilbert* while keeping setback, height and area type regulations largely the same.

Staff Alternatives:

1. Approval of the ordinance amendment as written.
2. Approval of the ordinance amendment with revisions as recommended by the Planning Commission.
3. Continuance, for reasons determined during the public hearing.

Discussion:

Steve Pastorik explained two minor changes that will be recommended to the City Council: 1. Be consistent when referring to his/her. 2. Change the definition of a plate sign from a sign in a residential zone to a sign on a dwelling.

Motion: Commissioner Fuller moved to approve the ordinance with the minor clean-up changes that were discussed at the previous Study Session.

Commissioner Tupou seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Chairman Thomas	Yes
Commissioner Tupou	Yes

Unanimous - ZT-5-2015 - Approved

SUBDIVISION APPLICATIONS

S-23-2015

**West Valley Truck Center – Lots 10, 11, 14, and 15 Amended
M Zone**

BACKGROUND

Mike Russell, representing the property owner, is requesting an amendment to lots 10, 11, 14 and 15 of the West Valley Truck Center Subdivision. The purpose for the amendment is to modify the north/south property line separating these lots. The proposed application will also adjust the existing north/south public utility easement to coincide with the location of the amended property line.

STAFF/AGENCY CONCERNS:

There are no staff or agency concerns with this application.

ISSUES:

When the West Valley Truck Center Subdivision was recorded, a number of lots were platted to accommodate a variety of uses associated with the trucking industry. Although many of the original lots

remain, a few modifications have taken place over the years to accommodate specific uses and/or planned future uses that do not fit within the original lot configuration.

The City has received an application from Truck Pro LLC to adjust the north/south property line separating lots 10 and 11 and 14 and 15. The property line in question will be moved approximately 20 feet to the west. This change will allow lots adjacent to 5370 West to be larger in size in anticipation of future development.

An existing public utility easement runs parallel to the property line being moved. This easement will be relocated in similar fashion with the new property line. All other existing easements will remain as originally platted.

In regards to plat amendments, City ordinance requires that the Planning Commission forward a recommendation to the City Council. If approved by the City Council, the amendment of this plat will then be recorded to establish new property lines and easement locations.

STAFF ALTERNATIVES:

1. Approval of the plat amendment.
2. Continuance to allow for more discussion regarding the application.

Discussion: Steve Lehman explained that this is a glorified lot line adjustment that we are having run through the Planning Commission to handle the public easement location. There is nothing in the utility easement at this point. There being no further discussion regarding this application, Chairman Thomas called for a motion.

Motion: Commissioner Meaders moved for approval of S-24-2015 as presented.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Chairman Thomas	Yes
Commissioner Tupou	Yes

Unanimous - S-23-2015 - Approved

S-24-2015

Moulton Farms Subdivision Phase 3 – Final Plat

4400 South 3600 West

R-1-8 Zone

4 Lots

.80 Acres

BACKGROUND

Mr. David Read is requesting final plat approval for the third phase of the Moulton Farms Subdivision. This phase of the subdivision will amend Parcel B of the Moulton Farms Phase 2 Subdivision. The subject

property is located at 4400 South 3600 West and is zoned R-1-8. The Planning Commission granted preliminary approval in January 2014.

STAFF/AGENCY CONCERNS:

Fire Department:

1. Fire hydrants to be installed in accordance with the Uniform Fire Code.

Granger Hunter Improvement District:

1. Project will need to run availability for water, sewer and fire protection.
2. Project to design and review inspections.

Utility Agencies:

1. Subject to all standard easement locations.

Public Works:

1. Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
2. Revisions to plat are required.
3. Follow recommendations outlined in the soils report.

Building Inspections:

1. Follow recommendations outlined in the soils report.

ISSUES:

Mr. Read has submitted the final plat for the 3rd and last phase of the Moulton Farms Subdivision. The subdivision will consist of 4 lots on .80 acres. The Planning Commission may recall that this property was platted as Parcel B of the Moulton Farms Ph. 2 Subdivision. Lots range in size from 8,096 to 9,799 square feet. The average lot size has been calculated at 8,650 square feet.

Access to the subdivision will be gained from 3600 West and 4400 South. Street improvements along both of these roads have been installed. At the time the City issues a building permit for the new lots, the builder will need to coordinate utility services and curb cuts along 3600 West with the Public Works Department.

During the preliminary review for the subdivision, a soils report was required. This report indicates that groundwater was not encountered to a depth of 9 feet. The report indicates that while water conditions may fluctuate over time, it is not anticipated that groundwater would be an impact in the proposed development.

Prior to the Moulton Farms Subdivision, the property was rezoned. During that process, a development agreement was reviewed and approved by the Planning Commission and City Council. Although this property was a parcel within the subdivision, it is to be guided by the same standards outlined in the recorded development agreement. Here are the standards outlined in the agreement: All homes will be constructed of 100% masonry materials.

25% of all homes in the subdivision will have a 3rd car garage.

The minimum dwelling size for a rambler will be 1500 square feet. The minimum dwelling size for a two story or multiple story dwelling will be 1900 square feet. The overall average within the subdivision will be 1600 square feet.

The single family point system will be increased for homes with less than 1600 s.f.

Various improvements, clean-up and repairs will be made to the existing dwelling at the corner of 4400 South 3600 West.

Staff Alternatives:

- A. Grant final subdivision approval for the Moulton Farms Phase 3 Subdivision subject to the following conditions:
1. That compliance be made with Granger Hunter Improvement District regarding water line extensions, sewer connections and fire protection.
 2. That the subdivision name be approved by Salt Lake County.
 3. That recommendations outlined in the soils report be followed.
 4. That home builders coordinate with the Public Works Department regarding utility installation and curb cuts for new dwellings.
 5. That the developer resolve all staff and agency concerns.
 6. That the subdivision be guided by the development agreement approved as part of the rezoning of this property.
- B. Continuation to address issues raised during the public hearing.

Applicant:

David Read
5212 S 2200 W
Taylorsville, UT 84129

Discussion:

Steve Lehman presented this application. Curb, gutter, and sidewalk for the property are already in place. David Read purchased the property primarily to preserve the older home. David would like to move into the older home after some improvements are made. Caretakers are currently staying on the property to prevent vandalism.

Motion: Commissioner Toupou moved for approval of S-24-2015.

Commissioner Meaders seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Chairman Thomas	Yes
Commissioner Toupou	Yes

Unanimous - S-24-2015 - Approved

CONDITIONAL USE APPLICATIONS

C-35-2015

Wild Ginger

4758 W. 4100 S.

C-1 Zone (1.0 Acre)

The applicant, Van Nguyen representing Wild Ginger, is requesting conditional use approval for a multi-tenant building for the property located at 4758 West 4100 South. The property is zoned neighborhood commercial (C-1) and the West Valley City General Plan designates this area as neighborhood commercial. The surrounding zone is R-1-8 to the north and east, with C-1 to the south and west. The surrounding land uses include the Hunter Library to the north and east, a credit union to the west and a physical therapy office to the south.

This item was continued from the July 22, 2015 meeting to allow time for the applicant to resolve some grading issues and elevation differences with the adjacent site.

There are currently two single family residential homes on the parcel. Salt Lake County records indicate that the homes were constructed in 1959 and they are currently vacant. The applicant plans to demolish the homes on the parcel and develop the property into a multi-tenant commercial building. The tenant mix would include a restaurant, market and retail/office space.

This property was rezoned from R-1-8 to C-1 in 2013 (GPZ-6-13). A development agreement was included with the approval with requirements that would help achieve a building design that would be compatible in terms of scale and architecture to other businesses in the area and reflect a neighborhood feel. A copy of the Development Agreement has been included for your review.

The building will be constructed of stucco, with stone and metal panel sections, as well as awnings. There is a single story portion that will include a pitched roof and a two-story portion with a decorative parapet.

There are 70 parking stalls provided on site. The proposed tenant mix includes a restaurant (2,930 sq. ft.), a market (4,588 sq. ft.) and also retail/office (5,088 sq. ft.) that is located on the second level. With the shared parking arrangement on site, 69 parking spaces are required.

The C-1 zone requires that the site contain 20% landscaping. The applicant is showing that 21.2% of the site will be landscaped. This includes the frontage along 4100 South which is listed as a High Image Arterial and subject to the requirements set forth in chapter 7-13, of the West Valley City Municipal Code. The development agreement also requires that a concentration of landscaping be added along the south and west sides of the building to enhance and soften those façades.

There is currently an existing 6' masonry wall along the north and east sides of the site that separate this use from the Hunter Library. The development agreement stated that the City Council wanted a pedestrian connection provided between these two sites. The wall was constructed by the Library and at this time they will not permit any alterations to the wall.

Currently, the grade on the property slopes from the southwest corner to the northeast. Initially, the site plan showed a retaining wall along the north and east sides of the site within the 5' landscaped parking buffer. Staff had some concerns with how this would be laid out and the possible impacts to the existing

masonry wall. The applicant was able to re-work the grading on the site and reduce the grade change at the property line so the retaining wall along the Library property is no longer necessary.

A dumpster has also been provided in this southeast corner of the site. Since the adjacent property is zoned R-1-8 the dumpster must be set back at least 20' from this property boundary.

Signage will be located on the building and there may be a monument sign installed in the future. The design of that monument sign would be similar to the architecture of the building. All signage must comply with all the requirements set forth in the West Valley City Code.

Staff Alternatives:

Approval, subject to the resolution of any issues raised at the public hearing, and the following conditions:

1. All requirements set forth in the Development Agreement shall be met (see attached Exhibit B from GPZ-6-2013).
2. There must be adequate parking provided for the proposed tenant mix.
3. The landscaping must be installed per the approved plan and in accordance with the Standards for Landscaping along High Image Arterials.
4. The dumpster must be setback 20' from the adjacent residential zone boundary.
5. Signage must comply with the West Valley City Code.
6. All additional requirements of affected departments and agencies must be met.

Continuance, to allow for the resolution of any issues raised at the public hearing.

Applicant:

Van Winn
6280 South Favre Lane
Taylorsville, UT 84123

There being no further discussion, Commissioner Thomas called for a motion.

Motion: Commissioner Matheson motioned to approve C-35-2015 subject to the six staff conditions.

Commissioner Tupou seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Chairman Thomas	Yes
Commissioner Tupou	Yes

Unanimous – C-35-2015 - Approved

C-46-2015

Verizon Wireless

2938 S. Redwood Rd.

C-2 Zone (5.12 Acres)

Verizon Wireless is requesting a conditional use for the construction of a roof mounted antenna at 2938 South Redwood Road. This property is zoned C-2, General Commercial and the West Valley City General Plan designates this area as a Commercial/Light Manufacturing. The surrounding zones include C-3 to the North, Manufacturing (M) to the west, Agricultural (A) to the south and R-1-8 to the east across Redwood Road. The surrounding uses include an office/warehouse to the north, an assisted living facility on the same parcel to the west (Oquirrh Meadows), the Utah Power and Light corridor to the south and east, and some single family homes to the east as well.

Verizon Wireless would like to install one roof mounted antenna on top of the existing building at this location. The antenna is 6.5' tall as measured from the top of the parapet wall and is set back 9'-3" from the exterior wall, which complies with the location standards set forth in section 7-23-206 of the WVC Municipal Code. Verizon Wireless has not proposed to add any screen type structure around the antennas and feels that screening will be more visually intrusive than the antennas alone. The antenna will however be painted to match the building.

There is an existing fenced equipment area located adjacent to the south side of the building. It is a masonry enclosure with privacy slat screening in the access gate. The equipment includes one cabinet and a generator is not proposed for this site.

Staff Alternatives:

- Approval, subject to the resolution of any issues raised at the public hearing and the following conditions:
 1. The antenna shall be installed per the approved plans and in accordance with Chapter 7-23 of the WVC Municipal Code.
 2. The antenna shall be painted to match the colors of the existing building.
 3. The supporting equipment shall be located in a screened enclosed area per the approved plans.
 4. Must comply with all other relevant requirements set forth from applicable department and agencies.
- Continuance, to allow for the resolution of any issues raised at the public hearing.

Applicant:

Pete Simmons
5700 S Greet Street
Salt Lake City, UT 84123

Discussion: Jody explained that Verizon is supplementing their 4G network by installing newly designed, smaller cell antennas. These smaller antennas have less visual impact on surrounding neighborhoods and take less space than larger antennas. Pete Simmons said Verizon does not intend to change these smaller antennas into macro sites in the future. If Verizon goes to a 5G or greater

network in the future, Pete Simmons anticipates changes will mostly be made to the macro antennas. Commissioner Matheson is not in favor of screening the antenna because the screen looks like an out of place chimney.

Motion: Commissioner Tupou motioned to approve C-46-2015 subject to the conditions listed above. There will be no screening on the antenna.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Chairman Thomas	Yes
Commissioner Tupou	Yes

Unanimous - C-46-2015 – Approved

C-48-2015

Verizon Wireless

2508 S. Redwood Rd.

C-2 Zone (1.22 Acres)

Verizon Wireless is requesting a conditional use for the construction of a roof mounted antenna at 2508 South Redwood Road. This property is zoned C-2, General Commercial and the West Valley City General Plan designates this area as Mixed Use. The surrounding zones include Manufacturing (M) to the North, Residential/Multifamily (RM) to the west, General Commercial (C-2) to the south and R-1-6 to the east across Redwood Road. The surrounding uses include and retail to the north (Latino Mall), 4-plex residential (Lakepark) to the west, the Hazen Nursing Home to the south and single family homes to the east across Redwood Road.

Verizon Wireless would like to install one roof mounted antenna on top of the existing Sinclair gas station at this location. The antenna is 5' tall as measured from the top of the parapet wall and is set back 9'-9" from the exterior wall, which complies with the location standards set forth in section 7-23-206 of the WVC Municipal Code. Verizon Wireless has not proposed to add any screen type structure around the antennas and feel that screening will be more visually intrusive than the antennas alone. The antenna will however be painted to match the building.

The equipment will be located adjacent to the south side of the building adjacent to some existing mechanical equipment. The equipment includes one cabinet that will be painted to match the existing building and it is located on a concrete pad. A generator is not proposed for this site.

Staff Alternatives:

- Approval, subject to the resolution of any issues raised at the public hearing and the following conditions:
 1. The antenna shall be installed per the approved plans and in accordance with Chapter 7-23 of the WVC Municipal Code.

2. The antenna shall be painted to match the colors of the existing building.
 3. The supporting equipment shall be located on a concrete pad and painted to match the existing building.
 4. Must comply with all other relevant requirements set forth from applicable department and agencies.
 5. Substantial alterations to the building elevation may require screening of the antenna as determined by the Planning Commission.
- Continuance, to allow for the resolution of any issues raised at the public hearing.

Applicant:

Pete Simmons
5700 S State Street
Salt Lake City, UT 84123

Discussion: Commissioner Thomas asked if the building was to be demolished and another rebuilt, will they need to come through with another conditional use request? Commissioner Woodruff feels that if the building was changed, a review on how the antenna looks would be appropriate. Brandon Hill suggested we add a fifth condition so that if something on the building such as elevation change that made the antenna more obtrusive than it is now, we would have a chance to review it at that point. Harold asked to add that as a fifth condition to the motion. All were in agreement.

Commissioner Fuller asked if we set a precedent for not screening when we allow people not to screen antennas. Jody said we can review each antenna on its own merit. Jody is not aware of any large, roof mounted antennas that are screened. The ordinance says that the Planning Commission determines whether or not antennas are screened.

Motion: Commissioner Fuller motioned to approve C-48-2015 subject to the five conditions above. There shall be no screen on the antenna.

Commissioner Tupou seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Chairman Thomas	Yes
Commissioner Tupou	Yes

Unanimous - C-48-2015 - Approved

C-49-2015

**Triple Play Auto Sales
3295 S Redwood Rd
C-2 Zone (0.46 Acres)**

The applicant, George Padilla, is requesting conditional use approval for a used auto sales business. The zoning for the property is C-2, General Commercial. The West Valley City General Plan designates this property and the surrounding area as general commercial. The adjacent zoning is C-2 to the north, south and west, and Single Family Residential to the east. Adjacent uses include single family homes, undeveloped land, retail and office/warehouse.

The existing business on the property, No Crack Glass, began operating in 1986. The applicant is proposing to add an auto sales use to the property. No major changes to the building or the site are proposed. The applicant will operate out of a small office space in the north-east corner of the building. The hours of operation will be Monday – Saturday 9 a.m. to 6 p.m. There will be no auto washing, servicing or repair performed on the property.

The parking and maneuvering areas on the site are currently paved. Eight parking spaces are required between both businesses for employee and customer parking. There are currently two service bays in the building, but only one is used by the glass business. The other bay is a storage and work area. The second service bay shall not be used, or else three additional parking spaces will be required on the site. There are also two carports on the property that can remain if a building permit is obtained.

The landscaping on the site is currently deficient. The 10' area along the rear property line needs to be landscaped with at least 50% live plant material and have one tree for every 300 sq. ft. of landscaping. There was a building addition done in 1995, PR-21-1995, and the site plan shows there were to be trees in the front landscaped areas and shrubs along the north landscaped area. There was some discussion by the Planning Commission in the study meeting that shrubs might be more appropriate in the narrow landscaped area along the front of the property. Currently these areas are only lawn and will need to be completed as outlined in the conditions of approval.

There is a non-conforming pole sign in the north-west corner of the property that has been altered and needs to be removed. The non-conforming pole sign for No Crack Glass in the south-west corner shall not be altered without compliance to all provisions of the current sign ordinance. If any additional signage is added to the site it shall comply with Title 11.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. Automotive washing, service or repair work shall not be conducted on the site.
2. Other than used car inventory on display, there shall be no other outside storage permitted for this use.
3. The eight (8) required employee and customer parking stalls shall be striped per the approved site plan.
4. All used car inventory shall be parked in the location shown on the approved site plan. No cars shall be parked within the first 20' of the front property line, in any parking stalls, maneuvering areas or access drives, or in any landscaped areas.
5. Three (3) trees shall be added to the north-west corner of the property, and the narrow grass strip in the middle of the west edge of the property shall be re-landscaped to include 50% live plant material consisting of shrubs and perennials. The back 10' of the property shall be landscaped with at least 50% live plant material and have one tree per every 300 sq. ft. of landscaping.
6. The unimproved north-east corner of the lot shall not be used for commercial purposes.

7. A building permit shall be obtained for the two carport structures on the property within three months of the issuance of a business license.
8. All requirements of affected departments and agencies must be met.
9. The pole sign in the north-west corner of the property shall be removed within three months of the issuance of a business license.
10. Any new signage shall meet all regulations contained in Title 11 of the West Valley City Code.

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Applicant:

George Padilla
3295 South Redwood Road

Discussion: Commissioner Matheson asked if it is legal to park the cars for sale on the property close together. Brock Anderson said parking the cars close together is acceptable as long as parking complies with condition #4.

Commissioner Tupou asked if the second bay were brought into use, if it would come back to the Planning Commission for review. Brock Anderson responded that if both bays were used, it would not need to come back to the Planning Commission, the glass company using the bay would need to provide three more parking spaces on the site, which would reduce the number of cars that could be sold there.

Commissioner Matheson asked if there is an existing pole sign on the property. Brock Anderson said there are currently two pole signs on the property that are not in compliance because the property must be at least ten acres to have a pole sign. The applicant could perhaps put a monument sign in the Northwest corner of the property. Any changes to the existing sign on the Southwest corner of the property would require that the sign conform to all regulations of the current code. A building permit will be required to put in a new sign.

Commissioner Thomas said she noticed a rack of windshields being stored outside on the property. George Padilla said the windshields belong to his brother's glass company which is also on the property. Brock Anderson responded that the windshields will need to be stored inside the building to be in compliance with condition #2. George Padilla said he will inform his brother of this.

Motion: Commissioner Fuller moved for approval based on the ten items listed.

Commissioner Meaders seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Chairman Thomas	Yes
Commissioner Tupou	Yes

Unanimous -C-49-2015 - Approved

PLANNING COMMISSION BUSINESS

Approval of Minutes from September 16, 2015 (Study Session) **Approved**

Approval of Minutes for September 23, 2015 (Regular Meeting) **Approved**

There being no further business, the meeting adjourned at 4:23 p.m.

Respectfully submitted,

Brenda Turnblom, Administrative Assistant